

## CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE  
725 FRONT STREET, SUITE 300  
SANTA CRUZ, CA 95060  
(831) 427-4863

Th19a



**June 19, 2003 (for July 10, 2003 Hearing)**

**To:** Coastal Commissioners and Interested Persons

**From:** Diane Landry, Central Coast District Manager  
Mike Watson, Coastal Planner

**Subject: Certification Review for the City of Carmel-by-the-Sea Local Coastal Program, Land Use Plan Re-Submittal (CML-LUP-SUB-R3)**

At the March 2003 meeting in San Luis Obispo, the Coastal Commission approved, with suggested modifications, the City of Carmel-by-the-Sea Local Coastal Program (LCP) Land Use Plan 3<sup>rd</sup> re-submittal. The Plan includes policies designed to ensure that Carmel's unique community character is preserved. In addition, the Plan protects and enhances public access and recreation opportunities within the City, maintains visitor-serving amenities, addresses shoreline hazards and water quality, and provides protection of environmentally sensitive habitat areas.

By action taken June 3, 2003, the City of Carmel-by-the-Sea adopted the Land Use Plan text as directed by the Commission's suggested modifications, verbatim. There was, however, one edit made by the City to clear up an inconsistency discovered in the text of the LUP. Land Use Plan policy P5-59 prohibits the removal of any *live* Monterey pine trees, whereas several other policies (P1-45, P1-46, & P5-60) extend this prohibition only to trees determined to be *significant* by the City Forester. Staff notes that the intent of LUP policy P5-59 is to protect those trees determined to be significant and thus, the edit is necessary for LUP consistency.

The Executive Director has determined that the actions taken by the City are legally adequate and that the LUP should be certified. The Executive Director recommends that the Commission concur with this determination and that the LUP be certified. If the Commission concurs, the LUP will be certified as of today's date (i.e., July 10, 2003), and notification of this certification and Commission concurrence will be forwarded to the City on July 11, 2003 (see exhibit 1 for draft notification).

**Motion.** I move that the Commission concur with the Executive Director's determination that the actions taken by the City of Carmel-by-the-Sea to accept the Commission's suggested modifications for CML-LUP-SUB-R3 are legally adequate.

**Executive Director's Recommendation.** The Executive Director recommends a **YES** vote on the motion. Passage of this motion will result in certification of the City of Carmel-by-the-Sea Land Use Plan as directed by the Commission's approval with suggested modifications of CML-LUP-SUB-R3; the LUP will be certified as of today's date (i.e., July 10, 2003). The motion passes only by affirmative vote of a majority of the Commissioners present.

**Exhibits**

Exhibit 1: Draft letter to the City of Carmel-by-the-Sea Mayor, Sue McCloud

Exhibit 2: Staff Report and Resolution of City's Acceptance of the Coastal Commission's Suggested LUP Modifications



California Coastal Commission

July 10, 2003 Meeting in Petaluma

CML-LUP-SUB-R3 Carmel Land Use Plan ED certification stfprt 7.10.2003.doc